

BILL NO. R-92-09-18

DECLARATORY RESOLUTION NO. R-

44-92

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 2046 South Lafayette Street, Fort Wayne, Indiana 46803 (Troy Towel Supply Company, Inc.).

WHEREAS, Petitioner has duly filed its petition dated August 26, 1992, to have the following described property designated and declared an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to wit:

The East 22.6 feet of Lots 212 and 213 in Hamilton's Fourth Addition; ALSO, Lot 214 in Hamilton's Fourth Addition, excluding therefrom the West 130 feet of the North 20 feet; TOGETHER WITH: a portion of a 15 foot vacated alley lying East of and adjacent to Lot 215 in Hamilton's Fourth Addition, which portion is more particularly described as follows: Commencing at the Northwest corner of Lot 214 in Hamilton's Fourth Addition; thence South, along the West line of said Lot 214, 20 feet to the point of beginning; thence continuing South, along said West line, 25 feet to the South line of said vacated 15 foot alley; thence West, along said South line, 5 feet; thence North, parallel to said West line, 25 feet; thence East 5 feet to the point of beginning.

said property more commonly known as 2046 South Lafayette Street, Fort Wayne, Indiana 46803.

WHEREAS, said project will create 4 additional permanent jobs for a total additional annual payroll of \$48,800.00 in five years, with the average new annual job salary being \$12,200.00; and

WHEREAS, the total estimated project cost is \$200,000.00; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and

declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall continue for one (1) year thereafter. Said designation shall terminate at the end of that one-year period.

SECTION 2. That upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate.

SECTION 4. That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of redevelopment or rehabilitation all contained in Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably expected to result from

the proposed described redevelopment or rehabilitation.

SECTION 5. The current year approximate tax rates for taxing units within the City would be:

(a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$8.4519/\$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$8.4519/\$100 (the change would be negligible).

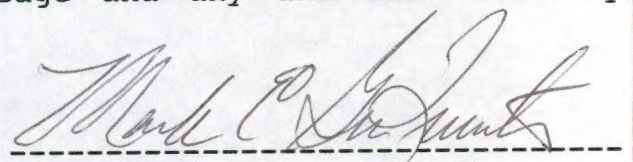
(c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$8.4519/\$100 (the change would be negligible).

SECTION 6. That, this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of 6 years.

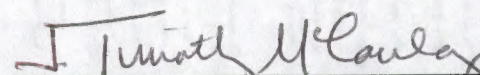
SECTION 8. The benefits described in the Petitioner's statement of benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 9. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.



Council Member

APPROVED AS TO FORM AND
LEGALITY


J. Timothy McCauley, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by _____ title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____, day of _____, 19_____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Don J. Quinta, seconded by _____, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	8			1
BRADBURY	✓			
EDMONDS	✓			
GiaQUINTA	✓			
HENRY	✓			
LONG				✓
LUNSEY	✓			
RAVINE	✓			
SCHMIDT	✓			
TALARICO	✓			

DATED: 9-22-92

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. Q-44-92

on the 22nd day of September, 1992

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Thomas P. Henry
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 23rd day of September, 1992 at the hour of 1:30 o'clock P. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 24th day of September, 1992, at the hour of 8:45 o'clock P. M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR



STATEMENT OF BENEFITS

State Form 27167 (7-87)

Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

STATE BOARD OF TAX COMMISSIONERS

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty(30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

Name of Designating Body <i>Common Council</i>	County <i>Allen</i>
Name of Taxpayer Troy Towel Supply Co., Inc. and Sanitary Diaper Service Inc.	
Address of Taxpayer (Street, city, county) 2046 S. Lafayette St., Ft. Wayne, IN 46803	ZIP Code 46803

SECTION I: LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT	
Location of property if different from above	Taxing District
Cost and description of real property improvements and / or new manufacturing equipment to be acquired: Addition to building of 5938 sq. ft. - \$290,000.00	
(Attach additional sheets if needed)	Estimated Starting Date September 1992
	Estimate Completion Date December 1992

SECTION II: ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current Number 40	Salaries \$868,714	Number Retained 40	Salaries \$868,714	Number Additional 4 in five years	Salaries \$48,800.00 ^{KL}

SECTION III: ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT				
Current Values Plus estimated values of proposed project Less: Values of any property being replaced Net estimated values upon completion of project	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
	\$102,189	\$ 24,770		
	200,000			
	3,030			
	299,159	24,770		

SECTION IV: OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY			
I hereby certify that the representations on this statement are true.		Signatures of Authorized Representative	
Title <i>[Signature]</i>	Date of Signature <i>[Signature]</i>	Telephone Number	

FOR USE OF DESIGNATING BODY

IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE

Tax Rates Determined Using The Following Assumptions

Total Tax Rates

1. Current total tax rate. \$
2. Approximate tax rate if project occurs and no deduction is granted. \$
3. Approximate tax rate if project occurs and a deduction is assumed. \$

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:

- A) The designated area has been limited to a period of time not to exceed _____ calendar years. *(See Below)
- B) The type of deduction that is allowed in the designated area is limited to:
- 1) Redevelopment or rehabilitation of real estate improvements. ☐ Yes ☐ No
 - 2) Installation of new manufacturing equipment ☐ Yes ☐ No
 - 3) No limitations on type of deduction (check if no limitations) ☐ No
- C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an \$ _____ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved: Signature of Authorized Member and Title

Date of Signature

Attested By:

Designated Body

If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 6-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING
EQUIPMENT

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT

For Deductions Allowed Over A Period Of:

Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	66%	85%	95%
3rd	80%	3rd	33%	66%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%



MEMORANDUM

TO: City Council Members

FROM: Karen A. Lee *K.A. Lee*
Business Development Specialist

DATE: September 9, 1992

RE: Tax Abatement Application by Troy Towel

Background:

9-92-09-18

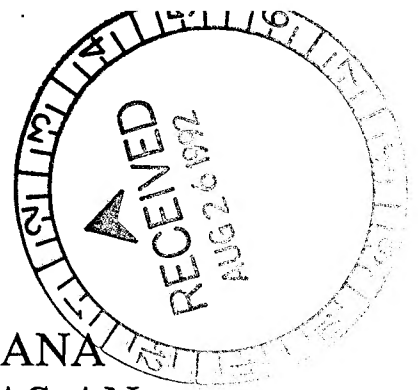
Troy Towel is a laundry, office and distribution center for textile linen rental service. They are requesting a tax abatement to build an addition on the southwest and northeast side of the existing structure.

Reviewing Alternations:

Approval of Troy Towel's tax abatement will allow for the creation of 4 new jobs.

Recommendation:

The staff's recommendation is that the tax abatement be approved for Troy Towel on real property.



AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF DESIGNATION:

XXX Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvement & Personal Property

A. GENERAL INFORMATION

Applicant's Name: TROY TOWEL SUPPLY CO., INC.

Address of Applicant's Principal Place of Business:

2046 S. Lafayette St.
Fort Wayne, IN 46803

Phone Number of Applicant: (219) 456-2102

Street Address of Property Proposed to be Designated:

2046 S. Lafayette St.
Fort Wayne, IN 46803

Real Estate Key Number for the Property: 93-2916-0248 93-2916-0247

Staff to Complete:

SIC Code of Principal User of Property: 7219

B. PROJECT SUMMARY INFORMATION

YES NO

Is the project site solely within the city limits of the City of Fort Wayne?

X

Is the project site within the regulatory floodplain?

 X

Is the project site within the rivergreenway area?

 X

Is the project site within a Redevelopment area?

X

Is the project site within a platted industrial park?

 X

Is the project site within the designated downtown area?

 X

Will this project require public improvements?

 X

 Sewer Lines
 Water Lines
 Road Improvements
 Other

Does your company plan to request state or local assistance to finance these public improvements?

 X

Will the proposed project have any adverse environmental impact?

 X

C. ZONING INFORMATION

What is the existing zoning classification on the project site? B3B

What zoning classification does the project require? B3B

What is the nature of the business to be conducted at the project site?

Laundry, office and distribution center for textile linen
rental service, industrial garments, diaper service, and
medical linen and garments.

D. REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) is currently on the property?

Masonry buildings and a house used for the office.

What is the condition of the structure(s) listed above?_____

Building are in excellent condition and the house is poor.

Current assessed value of real estate:

Land	93-2916-0248 - \$830.00	93-2916-0247 - 2,800.00
Improvements	" " " - 2,200.00	" " " - 21,970
Total	" " " \$ 3,030.00	" " " \$24,770

What was the amount of total property taxes owed during the immediate past year? \$ 2,722.46 for year 19 .

Give a brief description of the proposed improvements to be made to the real estate.

We plan to build an addition to the building on the southwest end, and another addition on the northeast side. We plan to remove the house to make room for the addition on the southwest side.

What is the total cost of the project? \$ 240,000.00

What is the anticipated first year tax savings attributable to this designation? \$ 5,071.14 (KA)

Explain how your company plans to use these tax savings.

Any savings we realize will be used to help pay for the buildings.

E. PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current assessed value of personal property:_____

What was the amount of personal property taxes owed during the immediate past year? \$ _____ for year 19 .

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of new manufacturing equipment: \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment?

When is installation expected to be completed? _____

Explain how your company plans to use these tax savings.

What is the anticipated first year tax savings attributable to the new manufacturing equipment? \$ _____

F. PUBLIC BENEFIT INFORMATION

How many permanent employees currently are employed by the applicant in Allen County? 40

How many permanent jobs will be created as a result of this project? 4

Anticipated time frame for reaching employment level stated above Approx. 5 years

Current annual payroll: \$ 868,714

New additional payroll: \$ 48,800 in five years

What is the nature of the jobs to be created?

Laundry production workers

Please provide the annual salary range for the jobs being created:

Minimum 10,400.00 Maximum 14,000.00 Average 12,200.00

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of age, lack of development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property" or is an area "where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues"?

The structure on the property in question that is undesirable for "normal development and occupancy" is the house that is being used as our office. It is too old and too small. The existing buildings are in good shape but are too small due to our present and future growth.

In what Township is the project site located? Wayne

In what Taxing District is the project site located? Ft. Wayne-Wayne

G. CONTACT PERSON

Name and address of contact person for further information if required:

Ralph M. Jones, Pres.

TROY TOWEL SUPPLY CO., INC & SANITARY DIAPER SERVICE

Phone number of contact person: (219) 456-2102

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

R M Jones
Signature of Applicant

August 17, 1992
Date

Please check if these newly-created jobs provide any of the listed benefits:

_____	Pension Plan
_____	Tuition Reimbursement
<u> X </u>	Major Medical Plan
<u> X </u>	Life Insurance
<u> X </u>	Disability Insurance

List any benefits not mentioned above:

_____ Vacations and holidays paid

Will your company be registering the new jobs created from this project with any of the employment and training agencies listed below?

<u> X </u>	JobWorks
_____	Benito Juarez Center
_____	Township of Wayne
_____	Catholic Charities Ft Wayne-South Bend Diocese
_____	Community Action of Northeast Indiana, Inc.
_____	State of Indiana, Department of Public Welfare
<u> X </u>	Fort Wayne Rescue Mission
_____	Lutheran Social Services, Inc.
_____	Fort Wayne Urban League, Inc.
_____	Fort Wayne Women's Bureau
<u> X </u>	State of Indiana, Employment Security Division
_____	State of Indiana, Vocational Rehabilitation Services
_____	Anthony Wayne Services
_____	Indiana Department of Commerce
_____	Indiana Institute of Technology
_____	Indiana Purdue University at Fort Wayne
_____	Ivy Tech

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Troy Towel Supply Company, Inc.

Site Location: 2046 South Lafayette Street

Fort Wayne, Indiana 46803

Councilmanic District: 1 Existing Zoning: B3B

Nature of Business: Laundry, office and distribution center for textile linen
rental service, industrial garments, diaper service and
medical linen and garments.

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u>X</u>	<u> </u>
Platted Industrial Park	<u> </u>	<u>X</u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

To build an addition on the southwest and northeast side of the existing structure.

Type of Tax Abatement: Real Property X Manufacturing Equipment

Estimated Project Cost: \$ 200,000.00 Permanent Jobs Created: 4

STAFF RECOMMENDATION

As stated per the established policy of the Department of Economic Development, the following recommendations are hereby made:

1. Designation as an "Economic Revitalization Area" should be granted. Yes X No
2. Designation should be limited to a term of 1 year(s).
3. The period of deduction should be limited to 6 year(s).

COMMENTS:

Staff Karen A. Lee
Date 9-9-92

Director Elizabeth A. New
Date 9-9-92

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Troy Towel is requesting a tax abatement in order
to construct an addition to their existing structure on the southwest and
northeast side.

EFFECT OF PASSAGE Would allow for the creation of 4 new jobs.

EFFECT OF NON-PASSAGE Opposite of above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Mark GiaQuinta